Richard Kendall Estate Agent

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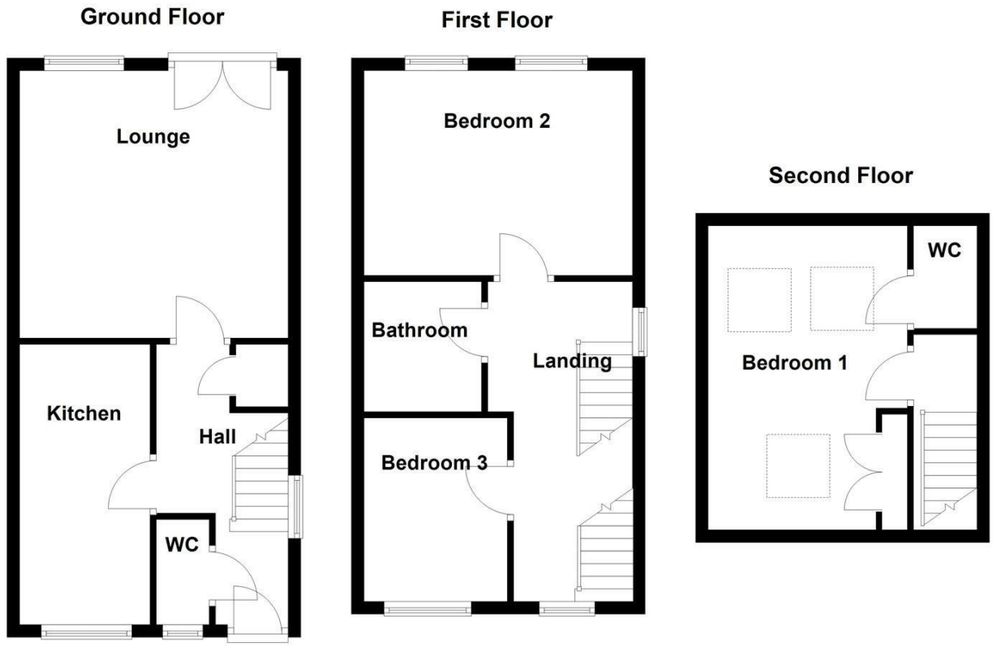
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



9 Springwood Court, Morley, Leeds, LS27 0BR

For Sale Freehold £310,000

Occupying a pleasant cul de sac position is this superbly presented three bedroom end townhouse, offering well proportioned accommodation arranged over three floors, together with driveway parking and enclosed rear gardens.

The accommodation briefly comprises an entrance hall, downstairs WC, fitted kitchen and a spacious living room to the ground floor. To the first floor, the landing provides access to two bedrooms and a family bathroom, with a further bedroom to the second floor benefitting from its own WC. Externally, the property enjoys lawned gardens and a paved patio area to the rear, ideal for outdoor dining and entertaining, whilst to the front there is driveway parking.

The property is ideally located for a range of local amenities including shops and schools, and is within easy reach of the motorway network, making it particularly suitable for commuters.

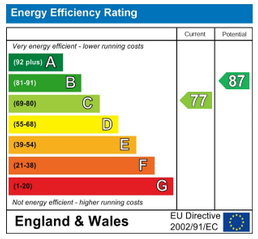
Presented in ready to move into condition, this property would make a fantastic family home. Early viewing is highly recommended.

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

ACCOMMODATION

ENTRANCE HALL
UPVC front door leading into the main hallway, with central heating radiator, frosted double glazed window to the side elevation, access to the downstairs WC, kitchen and lounge, understairs storage and staircase to the first floor landing.

W.C.
5'10" x 2'8" (1.79m x 0.83m)
Frosted double glazed window to the front elevation, fitted with a two piece suite comprising low flush WC and wash hand basin with mixer tap and tiled splashback, along with a central heating radiator.

KITCHEN
14'6" x 6'10" (4.44m x 2.10m)
UPVC double glazed window to the front elevation, central heating radiator and fitted with a range of wall and base units with laminate worktops, stainless steel sink and drainer with mixer tap, integrated gas hob, integrated oven, cooker hood, space for a dishwasher, plumbing for a washing machine and integrated fridge freezer, along with tiled splashbacks and spotlights to the ceiling.

LOUNGE
13'11" x 12'9" (4.25m x 3.90m)
UPVC double glazed window to the rear elevation and French doors leading out to the garden, central heating radiator, carpeted flooring and wall mounted electric fire.

FIRST FLOOR LANDING
UPVC double glazed window to the front elevation, frosted double glazed window to the side elevation, central heating radiator and access to two bedrooms and the family bathroom, along with stairs to the second floor.

BEDROOM TWO
13'11" x 10'8" (4.25m x 3.26m)
UPVC double glazed windows to the rear elevation, central heating radiator and carpeted flooring.

BEDROOM THREE
9'6" x 7'4" (2.92m x 2.26m)
UPVC double glazed window to the front elevation, central heating radiator and carpeted flooring.

BATHROOM/W.C.
6'7" x 6'0" (2.03m x 1.85m)
Fitted with a three piece suite comprising bath with shower over and glass screen, wash hand basin and WC, chrome heated towel rail, partially tiled walls and spotlights to the ceiling.

SECOND FLOOR LANDING
Provides access to the principal bedroom.

BEDROOM ONE
15'8" x 10'4" (4.79m x 3.16m)
Velux windows to the front and rear elevations, central heating radiator, carpeted flooring and fitted wardrobes, with door leading to the WC.

W.C.
5'4" x 3'2" (1.63m x 0.98m)
Fitted with a two piece suite comprising low flush WC and wash hand basin with mixer tap, tiled splashback and chrome heated towel rail.

OUTSIDE
To the front of the property there is a tarmac driveway providing off road parking for two vehicles, with a pathway leading to the entrance. To the rear, the property benefits from an enclosed garden, mainly laid to lawn with planted borders and a paved patio seating area, ideal for outdoor dining and entertaining. Side access is also available, providing convenient space for bin storage.

COUNCIL TAX BAND
The council tax band for this property is C.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.